GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority (TUDA)- Change of Land Use from Agricultural Land Use to Residential Use Zone in Sy.Nos. 42, 43, 45 to 53, 56 to 60, 62 to 88, etc., of Padiredu Aranyam Village, Vadamalapet Mandal, Tirupati District to an extent of 417.16 acres and deletion of 60 mts wide proposed Master Plan Road passing through the proposed site – Draft variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.34 **Dated:29.02.2024**

Read the following: -

1. From the VC, TUDA, Roc.No.1567/G1/2023, dt. 30.01.2024.
2. Govt.Memo No.2348050/I2/2024, MA&UD(I) Dept.dt:08.02.2024
3. From the VC, TUDA, Roc.No.1567/G1/2023, dt. 08.02.2024.
4. Govt.Memo No.2348050/I2/2024, MA&UD(I) Dept.dt:09.02.2024
5. A.P. Extraordinary Gazette No:3832 dt:09.02.2024
6. From the VC, TUDA Lr. Roc.No. 1567/G I/2023. dated : 28-02-2024

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ORDER:-

The draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region issued in 4th read above was published in Extra-ordinary Andhra Pradesh Gazette No:3832 dt:09.02.2024. The Vice Chairperson, Tirupati Urban Development Authority, Tirupati in the 6th read above has submitted that, TUDA has published a notice in Vartha (Telugu Daily News Paper) and The Hans India (English Daily News Paper) on 10.01.2024 calling for objections and suggestions regarding change of land use from Agricultural Land Use to Residential Use Zone and deletion of 60 mts wide Master Plan Road. Further, he informed that TUDA has not received any objections suggestions from the general public. He also informed that, the Executive Officer, Tirumala Tirupati Devasthanams. Tirupati have paid Institution of fee of Rs. 2,53,22,805/- , Change of land use charges of Rs. 3,23,04,870/-, Scrutiny fee of Rs. 8,76,036/- and Publication charges for Rs. 84,757/-. Therefore, VC, Tirupati Urban Development Authority has requested the Government to issue final Orders in the matter. Hence the draft variation is confirmed.

2. The appended notification will be published in the Extraordinary issue of the Andhra Pradesh Gazette. Dt:29.02.2024

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson, Tirupati Urban Development Authority, Tirupati.
Copy to:
The applicants **through** the Vice Chairperson, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
Sc/Sf.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation of land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned by Government in G.O.Ms.No.112, MA, Dated.08.03.2019 for which it is proposed to make in exercise of the

Cont..2

powers conferred by Sub-section (3) of Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

As per Master Plan of Tirupati Urban Development Authority Region Land use Plan approved by the Government in G.O.Ms.No.112, MA, Dated.08.03.2019, Sy.Nos. 42, 43, 45, 46, 47, 48, 49, 50, 51, 52, 53, 56, 57, 58, 59, 60, 62, 63, 64, 65(P), 66, 67(P), 68, 69, 70, 71(P), 72, 73, 74, 75, 76, 77(P), 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 97,98, 99, 100(P), 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130 and 131 of Padiredu Aranyam Village, Vadamalapet Mandal, Tirupati District to an extent of 417.16 acres, is earmarked for the Agricultural Land Use and 60 mts wide proposed master plan road is passing through the proposed site u/r .The said area is now designated as Residential use Zone and 60 mts wide proposed Master Plan Road passing through the proposed site u/r is deleted by variation of change of land use, which is shown in modification to Master Plan (MMP).01/2024, TUDA and which is available in the office of the Tirupati Urban Development Authority, Tirupati, and it will be displayed for public during the working hours of the office of TUDA at Tirupati, Subject to the following conditions:-

1. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
2. The applicant shall submit the proposals in the site under reference to the authority concerned and obtain approval before taking any developmental activity duly paying necessary charges as per the rules in force.
3. The change of land use shall not be used as the proof of any title of the land.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF THE AREA:
"A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y-A"

North : Vacant Lands / L.M. Kandriga village.

South : Sadasivakona Road.

East : Reserve Forest.

West : 200' Tirupati – Chennai Road & Vacant Lands.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER